

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 21, 2020
(Approved November 18, 2020)**

The Planning Commission held their monthly meeting on Wednesday, October 21, 2020. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present were Marjorie Brown, Township Solicitor, Rick Tralies, Township Planner and Brady Flaharty, Township Engineer.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

AGENDA

Ms. Brown would like to add to the agenda a brief discussion regarding the Miscellaneous Ordinance Amendments pertaining to the review letter from the County. She would also like to give an update on the density suggestions for change in the Zoning Ordinance. Mr. Woessner made a motion to accept the agenda with the additional items from Ms. Brown. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

MINUTES

Ms. Brown had made a couple of minor corrections to the minutes. Mr. Woessner made a motion to accept the minutes as amended for the September 16, 2020 monthly meeting. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Matthew Kulp and Richard Kulp, Etal – 1528 Harvey Lane

Matt Kulp stated they would like to separate two houses on a property that they have had for years. He stated they are currently working with Natural Lands to preserve the land. They are not building or changing anything. Each house has a separate septic system. The one house will have a separate well and the other house gets its water from a spring house. Ms. Brown explained how the process works for a minor subdivision. She stated now that he has the review letters, this is his opportunity to ask questions or make comments. Ms. Brown also stated Mr. Kulp will need to submit a waiver request letter that identifies all the provisions he wants waivers from. Ms. Brown stated he will need to request several waivers because of the shared driveway. If they separate the driveways that would reduce the extra documentation needed. Mr. Woessner stated separating the driveways would be best. Mr. Flaharty suggests he make revisions to the plans to reflect all changes before he makes a resubmission. Mr. Flaharty stated Mr. Kulp has a week from today to make a resubmission in order to be on the Planning Commission agenda for November. Mr. Tralies stated Natural Lands is negotiating with Mr. Kulp for a conservation easement. He has been staying out of that process as he does not do land protection. Natural Lands is assisting Mr. Kulp with the conservation easement process but not specifically with the subdivision process. Mr. Tralies did not see a conflict with preparing a review letter and feels his comments are consistent with other minor subdivisions. Ms. Brown stated the Township routinely, for any project, obtains a deed of dedication for the ultimate right-of-way which is 26 feet from the center of the road. Mr. Flaharty stated the ultimate right-of-way also affects the net lot area which means he will have to further adjust the dividing line. A lengthy discussion ensued.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Miscellaneous Amendments to Driveway, Subdivision and Land Development and Zoning Ordinances

Ms. Brown stated in regards to the County's review letter she wanted to be clear on the issue of whether or not they intentionally removed the restriction that outdoor storage of goods on commercial properties be limited to the rear yard of the principal structure. A discussion ensued. Mr. Woessner made a motion to allow outdoor storage and/or display of goods in the front of a business. Mr. Parson seconded the motion. The motion carried with a 4-1-0 vote, Mr. Woessner opposing.

Presentation/Discussion Re: Proposed Growing Greener Ordinance Amendments

Mr. Tralies stated that in regards to their previous discussions, he removed the density factor column out of the amendments. Mr. Woessner stated lot size is an issue. Mr. Tralies stated they also could think about increasing minimum lot sizes. A lengthy discussion ensued.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 9:17 pm. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary